

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: COMMUNITY PLANS
POLICY NO.: 600-05
EFFECTIVE DATE: October 25, 1982

BACKGROUND:

Community planning programs in San Diego have been initiated in the past using many different approaches tailored to the particular problems involved within the area under study. The basic differences lie between those plans which have been developed with special economic analyses prepared by private consultants and those prepared without such outside assistance. Of the former, some have been financed completely by citizens interested in a particular area. Many community plans, particularly those prepared for sparsely developed areas, have been developed using outside economic studies financed by local residents or property owners. Prior to this date, no formal policy regarding community planning programs had been officially adopted. In the ever-growing complexity of municipal functions, purposes and affairs, some guidelines are needed to guide the City in the manner and order in which comprehensive planning services shall be provided.

PURPOSE:

To indicate to the citizens that the City Council encourages the preparation and implementation of community plans for major subareas of the City on a cooperative basis involving advisory community citizen organizations (which shall include property owners, residents, and local business persons in addition to other community interests) and City staff forces.

POLICY:

It is the policy of the City Council, upon recommendation of the Planning Commission, to authorize community planning and development programs and the commitment of the Planning Department and City Manager personnel necessary to provide comprehensive planning services, provided:

1. That in urbanized areas the citizen's group has established, to a reasonable degree, a formal organization structure which is capable of providing proper coordination and communications with City staff forces. In nonurbanized areas the Planning Commission will serve as the citizen's group unless and until a citizen's group is recognized by the City Council; and for whatever period the Commission performs this function it shall do so with the invited participation of the chairmen of existing citizen groups representing areas contiguous to that which is the subject of a proposed development plan.
2. That said citizen's organization contains as broad a base of local representation as is feasible and practical, and it is expected that community real property owners will be active in the leadership and the formation of any such programs.
3. That said citizen's organization has an awareness of its duties and responsibilities in participating in the planning process and acknowledges a willingness to accept these responsibilities.

4. That said citizen's organization shall, in collaboration with City staff, select appropriate study area boundaries and present a tentative outline of objectives and its work program.
5. That during an early stage of the work program the citizen planning group shall, in consultation with property owners and City staff, establish and submit reasonable time schedules for the various phases of the program to the Planning Commission.
6. That said citizen's organization shall accept responsibility for any costs that may be incurred in the preparation of special studies (e.g., economic analyses, in-depth engineering studies, etc.) which are beyond the normal scope of City staff planning responsibilities, but which are deemed necessary in the preparation of the community plan, except when the City Council has determined that all or part of the cost of such studies is properly an expense to be borne city-wide or may be appropriately funded from other governmental or private sources.

In nonurbanized areas of the City, the Planning Commission shall perform the above functions instead of a citizen organization. In carrying out this responsibility, the Commission will review the plan during regular workshop meetings at appropriate times during its preparation.

7. During an early workshop meeting the Planning Commission shall, in consultation with property owners, establish reasonable time schedules for the various phases of the planning process.
8. A. That the proposed community planning program is included in the City Council adopted program budget of the Planning Department. In establishing priorities for budget approval of such community programs, the City Council shall consider the following general sequence:
 - (1) Established urban areas where no prior community planning program has been undertaken;
 - (2) Partially urbanized areas experiencing development where no prior community planning program has been undertaken;
 - (3) Partially urbanized areas experiencing development where prior community planning efforts are in need of updating;
 - (4) Established urban areas where prior community planning efforts are in need of updating;
 - (5) Undeveloped areas adjacent to either established or partially urbanized areas where no prior community planning program has been undertaken;
 - (6) Precise plans for urban areas with adopted community plans;
 - (7) Undeveloped areas not adjacent to established or partially urbanized areas.

- B. In addition, the City Council shall establish priorities for community planning programs based upon an evaluation of all of the following factors:

- (1) The severity of identified or anticipated urban development problems existing or facing the community;
 - (2) The nature and extent of community concern and interest in participation in a community planning program;
 - (3) The population size that will be assisted by or benefiting from the community planning program;
 - (4) The degree of interrelation the proposed community planning program would have with other ongoing planning efforts;
 - (5) The availability of planning resources;
 - (6) Absence of or current relevancy of prior planning programs undertaken in the community.
9. Requests to the City Council for initiation or reactivation of community (or precise) planning programs shall be accompanied by a report by the Planning Department containing an outline of the tasks to be undertaken, estimates as to commencement and termination dates of the program, and a cost estimate of staff resources to be expended.
10. Annually, in the consideration of the Planning Department program budget, the City Council shall review the progress of each community planning program to ascertain whether appropriate progress has been made towards preparation, amendment or implementation of a community plan in accordance with criteria established by the City Council. Should the City Council conclude that progress is unsatisfactory due to a lack of action on the part of a community organization, it may withdraw authorization for further studies or reassign the program to a lower or temporarily inactive status.

A community planning committee shall not be penalized for failure to attain objectives if this failure is beyond the control of the community organization. Subsequent reactivation of the community planning program shall be made by the City Council upon satisfaction that the issues preventing progress have been resolved.

HISTORY:

Adopted by Resolution R-186589 03/10/1966
Amended by Resolution R-211232 08/01/1974
Amended by Resolution R-250232 09/17/1979
Amended by Resolution R-257381 10/25/1982